

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, March 1, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
12 MAR -8 PM 3:31

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:10 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Stanley Cohen, William Roch and Harry Thomas. Victor Riscassi (7:20 P.M.)
- ◆ **Alternate Members Present:** Dan Anderson. Dan Anderson to sit for Stanley Cohen.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer, Shaun Gatley, Economic Development Coordinator.
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ◆ **Charles Bardes, seconded by Francis Kaplan moved a motion to add the following items:**
 - **Discussion to revise stipulation of work hours for Excavation Permit at 400 Talcottville Road.**
 - **Discussion relative to Draft Low Impact Development (LID) Regulations.**
- ◆ **Motion carried unanimously.**
- ◆ **Harry Thomas, seconded by Francis Kaplan moved a motion to adopt the Agenda as Amended. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Approval Letter for Wayne Schneider [PZ-2011-19] for a Zone Change from Planned Commercial Zone (PC) to Commercial Zone (C) at 400 Talcottville Road.**
- ◆ **Approval Letter for Wayne Schneider [PZ-2011-19] for a Special Permit for removal of 26,800 +/- cubic yards of soil from the property at 400 Talcottville Road.**
- ◆ **Planning and Zoning Commission membership listing date February 23, 2012.**

2.3 Acceptance of Minutes

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to adopt the minutes of the February 2, 2012 Regular Meeting. Motion carried unanimously.**

3. Public Hearings

3.1 Application [PZ-2012-03] of Mark D'Addabbo dba NERP Holding & Acquisitions Co., LLC for resubdivision of property into two lots at #400 Talcottville Road (Assessor's ID: Map #09, Block #O15H, Lot/Parcel #00026)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**
- ◆ **Attorney Dorian Famiglietti; Mark D'Addabbo, NERP Holding & Acquisitions Co. LLC; Wayne Schneider, Applicant; James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.;**
- ◆ **Attorney Famiglietti, Kahan Kerensky & Capossela:**
 - **Existing 8.65 acre parcel**

- Lot 1 – would hold the existing building;
- Lot 2 – would be utilized for development of new retail structure;
- ♦ James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.:
 - Presented overhead views of existing conditions on site;
 - Lot # 1 – 4.85 acres for the existing building;
 - Lot #2 – 3.8 acres for proposed retail structure;
 - 134' of frontage along Talcottville Road;
 - Cross-access agreements for each parcel.
- ♦ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Commission may require Open Space but suggested not requesting it based on future development classification in the POCD.
- ♦ Chester Morgan questioned North Central District Health Department (NCDHD) relative to existing on-site irrigation well and suggestion to discontinue.
- ♦ James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.:
 - Have contacted North Central District Health Department (NCDHD) and requested to leave the well in place for irrigation only.
 - North Central District Health Department (NCDHD) required letter and mapping indicating the well would be used for irrigation and building will be hooked up to public water.
- ♦ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Reviewed Inland Wetlands Commission review of the existing Detention basin and expansion. Have received permit from the commission.
- ♦ Staff Input:
 - Leonard Tundermann, Town Planner:
 - Applicant has received permit from the Inland Wetlands Commission for work on the Detention Basin;
 - No true wetlands located on the site;
 - No need to require Open Space set-aside;
 - Subdivision regulations apply more to residential development;
 - Terry McCarthy, Town Engineer – No Comments
 - Shaun Gatley, Economic Development Coordinator – No Comments:
 - Public Input – None
 - Public Comment – None
 - Call for Intervenor - None
 - Rebuttal & Summation – None
- ♦ Commissioner Morgan requested the Staff contact North Central District Health Department (NCDHD) regarding the irrigation well and return comments to the Commission.
- ♦ Public Hearing was closed at 7:34 P.M.
- ♦ Francis Kaplan, seconded by William Roch moved a Motion to Approved the Re-Subdivision Application as presented. (Attachment A)
 - Charles Bardes – yes
 - William Roch – yes
 - Francis Kaplan – yes
 - Victor Riscassi – yes
 - Harry Thomas – yes
 - Dan Anderson – yes
 - Chester Morgan – yes
- ♦ Motion carried unanimously.

3.2 Application [PZ-2012-04] of Mark D'Addabbo dba NERP Holding & Acquisitions Co., LLC for approval of special permits and a site plan of development to construct a 19,097 sq. ft. retail building and site improvements on property at #400 Talcottville Road (Assessor's ID: Map #09, Block #015H, Lot/Parcel #00026)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the record.
- ◆ Attorney Dorian Famiglietti; Mark D'Addabbo, NERP Holding & Acquisitions Co. LLC; Wayne Schneider, Applicant; James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.; Fred Greenberg, Traffic Engineer, B&L Companies;
- ◆ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Requesting Special Permit and Site Plan approval for new retail structure;
 - Lot #2 – 3.8 acres
 - Special Permits - §4.9 & §20.4:
 - §4.9.4.15.2 - Structure located within 200' of a residential structure;
 - §4.9.4.15.9 - Outside display area greater than 10% of the gross floor area;
 - §4.9.4.15.1 - More than forty (40) off-street spaces are required;
 - §20.4.2.5 - Disturbing more than ½ acre within an aquifer protection zone;
 - §20.4.2.20 – Commercial development limited to retail shopping, business or professional office, or warehousing limited to storage of nontoxic, non-hazardous materials;
- ◆ James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.:
 - Reviewed existing site conditions and proposed development on the parcel;
 - One-story 19,097 sq/ft retail structure;
 - 15,500 sq/ft outdoor concrete pad display area surrounded by a chain-link fence;
 - Front seasonal display area;
 - Large trailer display area;
 - Require 173.5 parking spaces for development supplying 188 spaces;
 - Requesting 2nd curb-cut with right-only ingress/egress from the site;
 - Preserving two (2) large existing trees at the roadway curb-cut;
 - Will supplement drainage with new basins and expansion of detention basin located on Lot #1;
 - Proposed structure will tie-in directly to the sewer lateral on lot #1;
 - Will connect proposed structure to public water for drinking and fire protection;
 - Erosion and Sediment Control Plan (ESCP) will have an anti-tracking pad at the rear of the site during development;
 - Evergreens will be added along the North-easterly rear property line adjacent to the residential structure;
 - Overall width of the building will be 124';
 - Grey metal roof;
 - Gooseneck lighting on the building;
 - Utilizing 6 cubic yard dumpster;
 - Average deliveries twice per week;
 - Reviewed Special Permits as outlined above;
- ◆ Fred Greenberg, Professional Engineer & Traffic Engineer, B&L Companies;
 - Reviewed Talcottville Road traffic conditions;
 - Primary access to the site will be by signalized intersection;
 - Traffic Authority supplied favorable review of the proposed development;
 - Required to amend a former State Traffic Commission Traffic Certificate for the expansion of existing parking.
- ◆ Commissioner Morgan reviewed memorandums from Police Chief James Kenny regarding the safer use of a dedicated right ingress to the site for delivery.

- ◆ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Reviewed traffic movement within the site and rear access at the site. Used for delivery and customer pickup of materials.
 - Read the email from Police Chief James Kenny dated February 29, 2012 regarding the 2nd curb-cut into the record. (Attachment D)
- ◆ Victor Riscassi questioned if Low Impact Development (LID) standards were reviewed for creation of the outdoor display area.
- ◆ James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.:
 - Indicated that commercial vehicles would crush LID design techniques.
- ◆ Chester Morgan reviewed memorandum from Leonard Tundermann, Town Planner dated February 23, 2012.
- ◆ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Reviewed approved Zoning Board of Appeals variance to allow parking 0' from the southern property line of Lot #2/Northerly property line of Lot #1.
- ◆ James P. Cassidy, PE, Hallisey, Pearson & Cassidy Engineering Associates Inc.:
 - Reviewed the site lighting as outlined in the Architectural Plans.
- ◆ Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Will be presenting before Design Review Commission (DRC) on March 5, 2012.
 - Suggested language to approve the application based upon comments received from the Design Review Commission.
- ◆ Staff Comments:
 - Leonard Tundermann, Town Planner reviewed Erosion & Sedimentation Control Plan Certification required under §18.5 of the Zoning Regulations and read the Certification into the record. (Attachment C)
 - Applicant accepted comments of the certification;
 - Terry McCarthy, Town Engineer reviewed a memorandum dated February 28, 2012 and read into the record. (Attachment B)
 - Applicant accepted comments listed in the memorandum.
 - Shaun Gately, Economic Development Coordinator – No comments
- ◆ Ten (10) minute recess at 8:40 P.M.
- ◆ Reconvened at 8:50 P.M.
- ◆ Public Input – None
- ◆ Rebuttal & Summation
 - Attorney Famiglietti, Kahan Kerensky & Capossela:
 - Reviewed Special Permit and Site Plan Approval requirements
 - Company has Spill Policy in place for possible incidents;
 -
- ◆ Public Hearing was closed at 9:00 P.M.
- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to Approve the Application and Special Permit §17.3 and §20.6.1 Aquifer Protection Special Permits. (Attachment E)
 - Charles Bardes – Yes
 - William Roch – Yes
 - Francis Kaplan – Yes
 - Victor Riscassi – Yes
 - Harry Thomas – Yes
 - Dan Anderson – Yes
 - Chester Morgan – Yes
- ◆ Motion carried unanimously.

4. Old Business

4.1 Plan of Conservation and Development

◆ **Leonard Tundermann, Town Planner:**

- **Receiving implementation comments from other commission and should be supplying comments back to the commission at the next meeting.**

4.2 Review and discussion of interim subcommittee report on application [PZ-2011-17], changes to Vernon Zoning Regulations

- ◆ **Subcommittee had completed review of PZ-2011-17 and is in the process of preparing documentation for final discussion**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2012-05] of Shonda Rudolph Crawford for a Special Permit for converting a two family (2) home into a three (3) family home at 76 Village Street (Assessor's ID: Map #23, Block #93, Lot/Parcel #28)

- ◆ **Charles Bardes, seconded by Francis Kaplan moved a Motion to receive and Public Hearing on April 5, 2012. Motion carried unanimously.**

6. Other Business

6.1 Additional business to be considered should be introduced under PZC meeting agenda item #2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

6.1.1 Excavation Permit Modification request

- ◆ **Attorney Famiglietti, Kahan Kerensky & Capossela:**

- **Requesting changes of hours of work to make the workday eight (8) hours in length.**
- **Discussion took place relative to hours of work, traffic impact and noise issues.**

- ◆ **Dan Anderson, seconded by William Roch moved a Motion to review Hours of Operation to 7:30 A.M. – 4:00 P.M.**

- **Charles Bardes – No**
- **William Roch – Yes**
- **Francis Kaplan – No**
- **Victor Riscassi – No**
- **Harry Thomas – No**
- **Chester Morgan – Yes**
- **Dan Anderson – Yes**

- ◆ **Motion Failed 4-3**

- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Postpone action until a location has been determined for disposal of material.**

- **Motion carried. Commissioner Anderson opposed 6-1**

6.1.2 Low Impact Development (LID) Regulation Development

- ◆ **Leonard Tundermann, Town Planner reviewed process leading up to the presentation of draft LID regulations at an upcoming Public Meeting.**
- ◆ **Commission will receive draft regulations at next meeting for review.**
- ◆ **Possible Public Meeting for presentation on April 26, 2012.**
- ◆ **Dan Anderson questioned usability in designing residential driveways.**

- ♦ **Terry McCarthy, Town Engineer indicated that the current Zoning Regulations allow for use of gravel for driveways with Engineering Department approval.**

7. Adjournment

- ♦ **Francis Kaplan, seconded by Harry Thomas moved a Motion to Adjourn. Motion carried unanimously.**
- ♦ **Meeting adjourned at 9:30 P.M.**

James Krupinski
Recording Secretary

Attachment A

DRAFT MOTION

PZ-2012-03

Approval of a Resubdivision

Mark D'Addabbo/NERP Holding & Acquisitions Company, LLC

MOVED, that the Vernon Planning & Zoning Commission does hereby **APPROVE**, as amended herein, Application **[PZ-2012-03]** of Mark D'Addabbo dba NERP Holding & Acquisition Company, LLC for approval of a resubdivision for #400 Talcottville Road (Assessor ID: Map #09, Block #015H, Lot/Parcel #00026).

This approval is granted in accordance with plans submitted and such revisions to said plans as may be required by this approval.

In addition to the plans, this approval is granted in accordance with an application dated February 9, 2012, a public hearing opened on March 1, 2012, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:

1. Application review comments by James Kenny, Police Chief, 2/22/2012; and by Ray Walker, Fire Marshal, 2/22/2012;
2. Memorandum to the Planning and Zoning Commission dated February 23, 2012, from Leonard K. Tundermann, Town Planner;

This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and the Vernon Subdivision Regulations.

This approval is effective the later of [DATE] 2012, or UPON THE RECORDING OF THIS APPROVAL LETTER WITH THE TOWN CLERK. A signed copy of this letter should also be returned to the Town Planner's office within fifteen (15) days of the effective date.

The Commission hereby approves this Resubdivision subject to the following conditions, modifications, restrictions, and safeguards:

1. The above-referenced plans, as modified by these conditions, shall be placed on two sets of Mylar bearing this approval letter, stamped "APPROVED," and signed by the Planning & Zoning Commission (PZC). Said plans shall be filed by the applicant with the Town Planner and Town Clerk by [DATE 3], 2012, which is within 90 days of the effective date;
2. The applicant/developer shall execute and submit a Hold Harmless Agreement in compliance with the Town of Vernon approved form;
3. [Other stipulations that may be imposed by the PZC.]

Attachment B



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3663

Fax: (860) 870-3683

E-Mail: tmccarthy@vernon-ct.gov

MEMORANDUM

TO: Len Tundermann, Town Planner

FROM: Terry McCarthy, Town Engineer

DATE: 2/28/12

RE: TRACTOR SUPPLY PZ-2012-04

Regarding the Engineering Department's review of the proposed site plan for the proposed Tractor Supply Development (400 Talcottville Road) Please note the following comments:

1. The proposed Sanitary Sewer connection to the 6 inch line currently serving the existing building is allowable however there should be a "cross easement" agreement between NERP Holding & Acquisitions Co. LLC and Route 83 LLC to address the maintenance and repairs to the existing 6" line.
2. In addition, there should be cross easement agreements addressing among other things the maintenance of the detention pond and site access to the Tractor Supply Building through the existing drive to the existing commercial building and Aldi's.
3. Regarding Modifications to the existing detention pond the revised storm water discharges into the State DOT system in Route 83 should be reviewed and approved by the CDOT.
4. Regarding the Traffic Impact Study prepared by BL Companies, Meriden, Ct. it appears that no offsite improvements will be required as a result of the proposed development. This project is part of a larger development which is covered under an STC Major Generator Certificate # 1768. As a result the addition of this development will require STC review.

Attachment



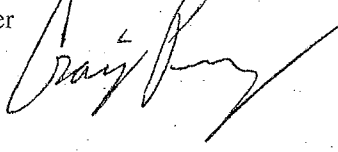
OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
Tel: (860) 870-3638
Fax: (860) 870-3683
E-Mail: cperry@vernon-ct.gov

MEMORANDUM

TO: Len Tundermann - Town Planner

FROM: Craig Perry, Engineering Dept. 

DATE: 03-01-2012

RE: Tractor Supply (PZ-2012-04) Erosion Control Plan certification

Len,

I have reviewed the proposed plans for the above listed project and have determined that the plans which include the Sediment and Erosion Control Narrative and Notes, meet the suggested requirements of the 2002 CT Guidelines For Soil Erosion and Sediment Control with the recommendation that the following items be revised in the current plans;

- Reference page #8 for the Construction Sequence notes, item #17 "Final grading of slope areas" and item #18 that pertains to the placement of the topsoil, erosion control blankets, seeding, etc. be accomplished immediately after rough grading for the sloped area only in order to prevent erosion during all other construction activities.
- Reference page #9 for the Post Const. Storm Water Pollution Plan, item #5 states the "basin slopes shall be mowed once a year". Due to the addition of wetland plants within the basin area, this requirement may need to be removed.

With consideration of the recommendations listed above, I certify that the proposed plans meet the requirements of the Town of Vernon Zoning Regulations paragraph #18.5.

Attachment D

Page 1 of 1

Tundermann, Len

From: Kenny, James
Sent: Wednesday, February 29, 2012 11:26 AM
To: Tundermann, Len
Subject: Second curb cut for the Tractor Supply Co. project
Len,

Per the conversation held during the Staff Development meeting I would like to reiterate that the Police Department is in favor of the proposed second curb cut with a right turn entry exit to the property. The developers proposal for traffic movement of delivery vehicles entering in the right turn only entrance and moving around the property boundary is a far safer alternative than to have the delivery vehicles drive across the front of the store and conflict with vehicle and pedestrian traffic. The restriction of a right turn only exit at the location will prevent a conflict with traffic heading southbound on Talcottville Road. The use of the right turn only exit will also reduce the traffic cue at the control signal.

This proposed traffic pattern, to include a raised island and designated signage, was also reviewed by the Traffic Authority and received their unanimous approval.

James L. Kenny
Chief of Police
Vernon Police Department
725 Hartford Turnpike
Vernon, CT 06066
Office: (860) 872-9126 X231
Fax: (860) 870-6729

Attachment E

DRAFT MOTION

PZ-2012-04

Approval of Special Permits and Site Plan of Development
Mark D'Addabbo/NERP Holding & Acquisitions Company, LLC

MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application [PZ-2012-04] of Mark D'Addabbo dba NERP Holding & Acquisition Company, LLC for approval of a special permits and a site plan of development for property resubdivided from #400 Talcottville Road (Assessor ID: Map #09, Block #015H, Lot/Parcel #00026).

This approval is granted in accordance with plans submitted as revised and such revisions to said plans as may be required by this approval.

In addition to the plans, this approval is granted in accordance with an application dated February 9, 2012, a public hearing opened on March 1, 2012, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:

1. Drainage Calculations & Stormwater Management Report For Tractor Supply Company, Assessor's ID Code #09, Block #015H, Lot #00026, #400 Talcottville Road)Route #83), Vernon, Connecticut, Feb. 09, 2012; Hallisey, Pearson & Cassidy Engineering Associates, Inc.; Southway Executive Park, Unit #511, 35 Cold Spring Road, Rocky Hill, CT 06067;
2. Traffic Impact Study, Proposed Tractor Supply Store, Route #83 (Talcottville Road), Vernon, Connecticut; Prepared for: New England Retail Properties, Inc., Wethersfield, CT; Prepared By: BL Companies, Meriden, Connecticut, January 2012;
3. Variance from section 12.3.2 of the Vernon Zoning Regulations granted by the Zoning Board of Appeals January 18, 2012, effective February 10, 2012;
4. Wetlands permit granted by the Inland Wetlands Commission February 28, 2012;
5. Application review comments by Harry Dan Boyko, Building Official, 2/21/2012; Eugene Orłowski, Sr., R.S., North Central District Health Dept., 2/21/2012; James Kenny, Police Chief, 2/22/2012; Ray Walker, Fire Marshal, 2/22/2012; and Craig Perry, Senior Engineering Technician, 2/23/2012;
6. Memorandum to the Planning and Zoning Commission dated February 23, 2012, from Leonard K. Tundermann, Town Planner;
7. Memorandum to Len Tundermann, Town Planner, from Terry McCarthy, Town Engineer, 2/18/12;
8. Email to Len Tundermann, Town Planner, from James Kenny, Chief of Police, 2/29/2012, regarding second curb cut for the Tractor Supply Co. project;
9. Memorandum to Len Tundermann, Town Planner, from Craig Perry, Senior Engineering Technician, 3/1/2012, regarding certification of the erosion control plan and narrative.

This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 14 governing site plans and section 17.3 governing special permits.

This approval is effective the later of [DATE 1] 2011, or UPON THE RECORDING OF THIS APPROVAL LETTER AND CERTIFICATE OF SPECIAL PERMIT WITH THE TOWN CLERK. A signed copy of this letter should also be returned to the Town Planner's office within fifteen (15) days of the effective date.

The Commission hereby approves the special permits and site plan of development subject to the following conditions, modifications, restrictions, and safeguards:

1. The above-referenced plans, as modified by these conditions, shall be placed on two sets of Mylar bearing this approval letter, stamped "APPROVED," and signed by the Planning & Zoning Commission (PZC). Said plans shall be filed by the applicant with the Town Planner and Town Clerk by [DATE 3], 2012, which is within 90 days of the effective date;
2. The applicant/developer shall execute and submit a Hold Harmless Agreement in compliance with the Town of Vernon approved form;
3. The applicant shall submit to the Town Planner two (2) bonds or other surety consisting of a performance bond or other surety in the amount of \$ _____ and an Erosion and Sedimentation Control Bond or other surety in the amount of \$ _____ in compliance with Commission policy approved January 14, 1985, as amended to October 1, 2011. The bonds or other surety are subject to subsequent modification if additional plan review or site modifications dictate. The Erosion and Sedimentation Control bond or other surety must be submitted prior to the start of any site work. The performance bond or other surety may be submitted at any time before completion of site improvements.
4. All necessary approvals and permits shall be obtained from the Water Pollution Control Authority;
5. Construction drawings shall be submitted to the Town Engineer prior to starting any site work;
6. Building Permits for may be obtained only if stipulations # 1-4 are met;
7. No site preparation work may commence until the erosion and sedimentation control bond and hold harmless agreements have been posted and erosion and sedimentation control measures have been installed;
8. The applicant/developer shall be responsible for erosion and sedimentation control in accordance with the approved plan; failure to adhere to the plans, or create any discharge of materials, shall be considered a violation; remedial action may include the calling of the E&S bond; no bond shall be released until any ESCP violations have been remediated;
9. Dumpsters shall be provided on-site during construction;
10. There shall be no on-site burial of building materials or debris, and a statement to this effect shall be submitted to the Town planner prior to the release of bonds;
11. Any streets, roads, sidewalks, and curbs are to be repaired or replaced, including damage due to construction activities, if required in the opinion of the Town Engineer per Commission Policy approved January 14, 1985, as amended June 1, 1998;

12. All work in connection with this site plan shall be completed within five years after the approval of the plan, or by [DATE-4], 2017;
13. All site improvements shall be completed prior to release of the bonds;
14. All easements
15. A complete improvement location survey (as-built) plan of the addition shall be submitted to the Town Planner for approval per Town Engineering Policy prior to release of bonds;
16. All easements and agreements between owners of #400 Talcottville Road and the subdivided lot for Tractor Supply Co. shall be recorded prior to issuance of a Certificate of Occupancy for the Tractor Supply building;
17. This approval does not extend to the architectural details of the proposed building; the PZC shall review and act on the architectural plans upon receipt of comments and/or recommendations by the Design Review Advisory Commission;
18. [Other stipulations that may be imposed by the PZC.]